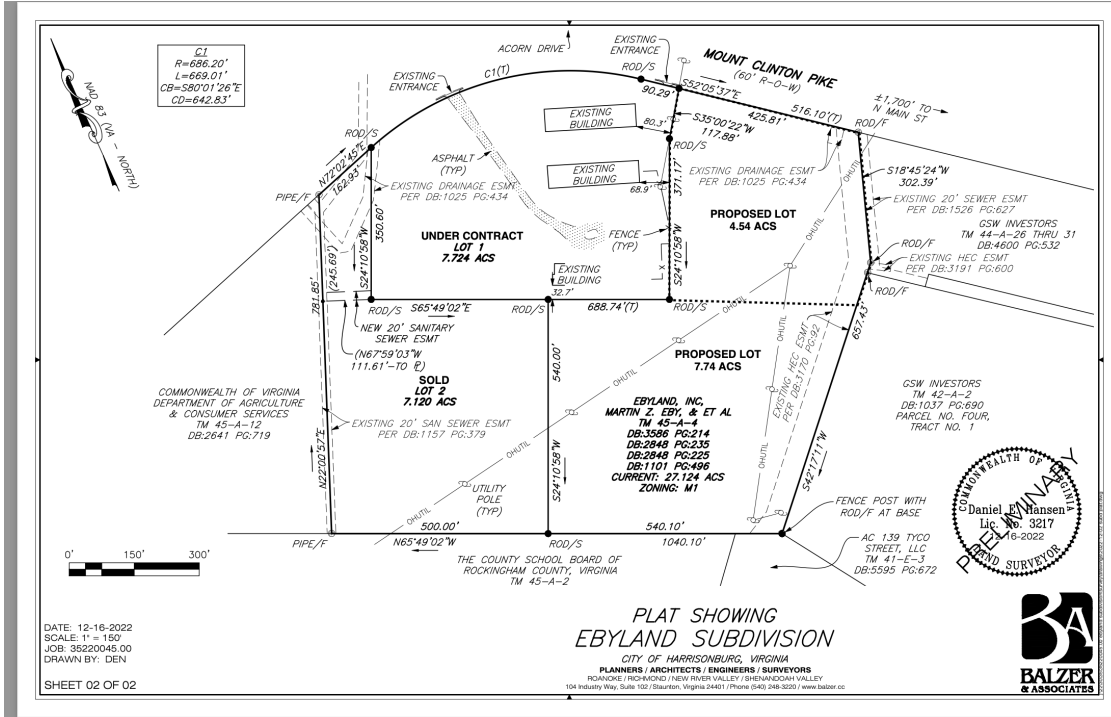


# INDUSTRIAL/ FLEX DEVELOPMENT LAND

Mt. Clinton Pike | Harrisonburg, VA 22801

\$90,000 PER ACRE | DIVISIBLE TO USER'S SPECIFICATIONS



## OFFERING SUMMARY

<b>Sale Price:</b>	\$90,000 Per Acre
<b>Lot Size:</b>	12 Acres (Divisible)
<b>Distance To I-81</b>	2.8 Miles (Exit 251)
<b>Water/Sewer</b>	8" Lines to Site
<b>Topography</b>	Rolling
<b>Utilities</b>	Water/Sewer Natural Gas 3 Phase Electricity

## PROPERTY OVERVIEW

Situated on a thoroughfare that sees 6,500 AADT, this 12 acre parcel can be divided to a user's needs. The parcel sits at road grade with access to a 8" water line and 8" sewer line through the property reducing overall development costs. Sitting between two major corridors and less than 3 miles to I-81 -- the site offers convenient access. Long road frontage allows for multiple commercial entrances and excellent visibility with in one of Harrisonburg- Rockingham's most established industrial areas.

## PROPERTY HIGHLIGHTS

- Highly visible 12 acre site divisible to user specification
- Easy access to I-81 and most major corridors within the Harrisonburg metro
- Solid infrastructure availability with natural gas (Acorn/Mt. Clinton Pike), 3 phase electricity (Mt. Clinton Pike), and water/sewer main lines (Acorn/Mt. Clinton Pike) in close proximity.

For More Information:

**Tim Reamer**  
540.271.7525  
tim.reamer@cottonwood.com

**Craig Anders**  
540.383.6054  
craig.anders@cottonwood.com

**COTTONWOOD COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

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### Major Intersection Frontage



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## UTILITY MAP



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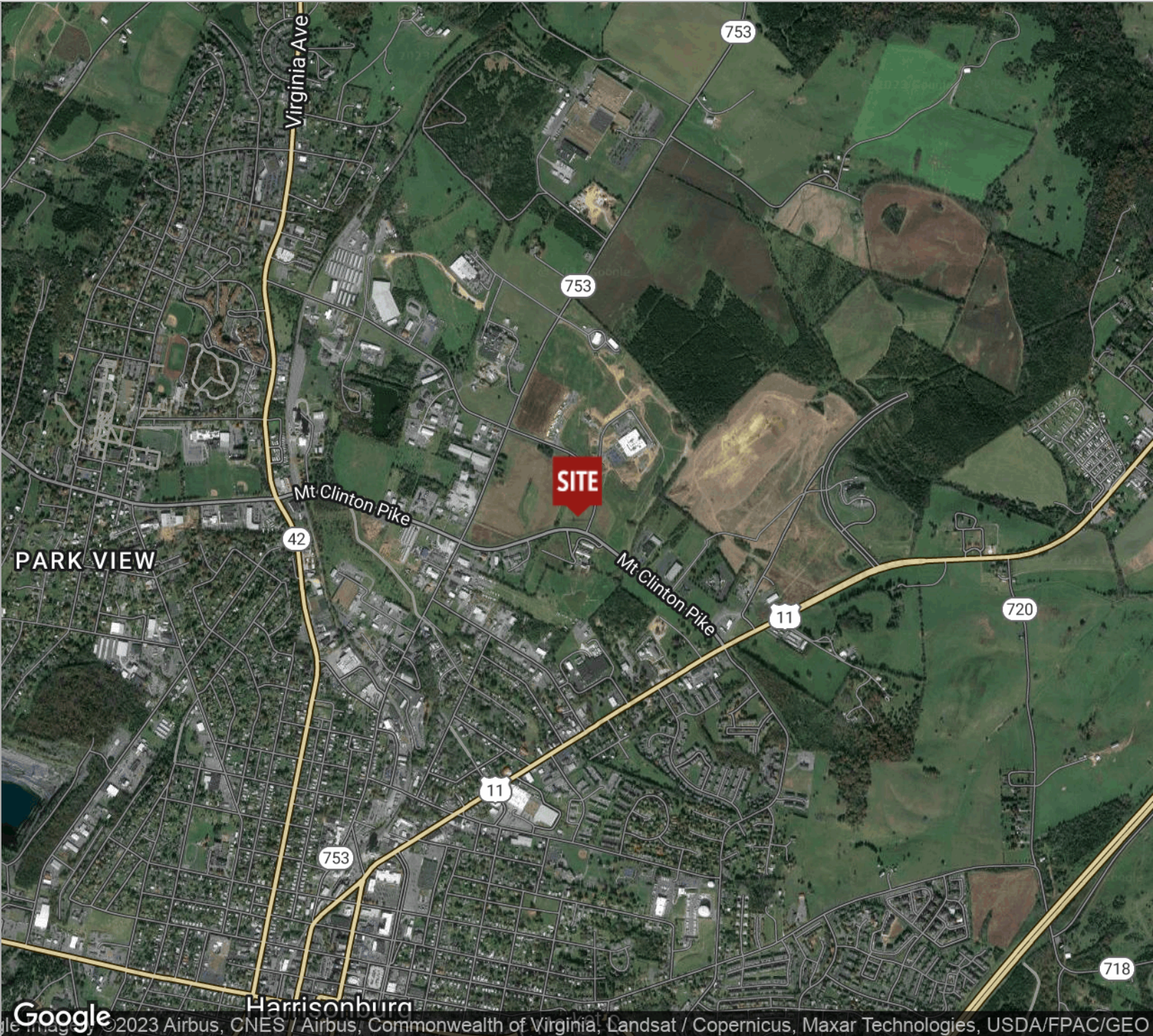
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## Location Maps



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